

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

DURLEY, NR BISHOP'S WALTHAM SO32 2AJ 'Meadow View' RESIDENTIAL BUILDING PLOT WITH CONSENT FOR AGRICULTURAL BUILDING PASTURE LAND UP TO 27.96 ACRES (11.31 HA) IN ALL



On the site of an existing 2 bedroom timber-framed bungalow a rare opportunity to build an impressive replacement house in the heart of a block of level pasture land. Full Detailed Planning Consent for a 4 bedroom dwelling providing approx. 3,943 ft² of living accommodation. Consent for Agricultural Building (2,396 ft²). Within South Downs National Park. Road Frontage. Services Connected and available.

Lot	Description	Area (acres)	PRICE GUIDE
1	Existing Bungalow Planning Consent for replacement House, Consent for Agricultural Building and pasture.	13.71	£1,000,000
2	Additional Pasture Land	14.25	£400,000
	The Whole	27.96	£1,400,000

AS A WHOLE OR IN LOTS

OFFERS INVITED

FREEHOLD FOR SALE

GWB

West Court, Lower Basingwell Street, Bishop's Waltham, Southampton SO32 1AJ

T: 01489 896977 F: 01489 896985

E: office@gileswheeler-bennett.co.uk www.gileswheeler-bennett.co.uk

VIEWING INSTRUCTIONS: Viewings are to be arranged by Appointment Only. **Parties viewing to access and park at the gateway labelled B on the Site Plan.** It is essential to view the Sales Particulars, drone video footage and CGI digital video available on our website www.gileswheeler-bennett.co.uk prior to contacting the

DRONE VIDEO and CGI DIGITAL VIDEO FOOTAGE: See the website www.gileswheeler-bennett.co.uk for further details, documents, photographs and video footage showing the whole Property.

LOCATION: See **Location Plan.** 'Meadow View' is located off Winchester Road to the north of the Village of Durley just within the boundary of the South Downs National Park. The historic Town of Bishop's Waltham with shops, schools and other amenities is within a mile to the east and there is good access to both the M27 and M3 motorways and so within easy reach of the Cities of Southampton, Winchester and Portsmouth. **What3Words: /// handicaps.proofread.arrives.**

DIRECTIONS: From Bishop's Waltham: Take the Winchester Road (B2177) west out of Bishop's Waltham towards Fisher's Pond. After approx. 1 mile from the centre of Bishop's Waltham the gated entrance to 'Meadow View' bungalow will be on your right hand side.

There are 2 other vehicular access off Winchester Road gates serving the pasture land. Viewing parties to use the gateway labelled B on the **Site Plan.**

DESCRIPTION: The Property extends in all to approx. 27.96 acres (11.31 Ha) as shaded on the **Site Plan.** An existing 2 bedroom timber framed bungalow clad entirely with corrugated metal dating back to 1909 positioned down a gravel track within a block of level pasture land.

LAND REGISTRY: The whole Property is comprised within Land Registry Titles HP806331, HP814910 and HP768749 which are **available to view on the Selling Agent's website.**

Full Detailed Planning Consent has been achieved for a replacement 4 bedroom dwelling, partially two storeys (providing approx. 3,943 ft² of living accommodation) incorporating a double Car Port with adjoining 'Ha-Ha' against the level pasture land.

PLANNING PERMISSION FOR REPLACEMENT DWELLING: Planning permission was granted 2nd August 2021 (Ref: SDNP/20/04399/FUL) for '**replacement dwelling following demolition, site clearance and preparation**' to provide a well designed, modern and thoughtfully laid out 4 bedroom house, providing living accommodation of approx. 3,943 ft² and with integral double Car Port. Subject to the conditions set out on the Planning Decision Notice. **See Plans, Elevations further in these Particulars. Further Planning Documents are available on the Selling Agent's website including:**

- CGI Digital Video identifying the position and external appearance of the proposed house
- Planning Decision of the Replacement House
- Officer's Report leading to the Delegated Decision (very useful background)
- Design and Access Statement forming part of the Application
- Consented Plans and Elevations of the Replacement House
- Photographs of the Whole Property

EXISTING BUNGALOW: A 2 bedroom timber-framed bungalow clad in corrugated metal. **No internal access for viewing is felt necessary.** Floor Plans and photographs can be obtained from the Selling Agent if required.

COMMUNITY INFRASTRUCTURE LEVY (CIL) - The Planning Authority (South Downs National Park Authority) have confirmed the GIA as 379m². The Vendor estimates the payment due is in the region of £38,000 (yet to be confirmed) and taking into account the demolition of the existing bungalow and will be payable by the Purchaser. Further details can be found within the following link - <https://www.southdowns.gov.uk/community-infrastructure-levy/> .

THE PASTURE LAND: The agricultural land is level and in permanent pasture and is currently used for hay production. Historically some of the land has been in arable production (Lot 2). The land is bound by high and established broadleaved hedgerows. The land is currently divided into three fields. According to the Agricultural Land Classification the land is Grade 3 and the Geological Survey Map indicates slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils . The site lies approximately 50m. (164 ft) above sea level.

With a healthy amount of pasture land there is opportunity for a variety of uses including: agriculture, equestrian, woodland and habitat creation, grass conservation, recreation and other uses, subject to obtaining any necessary Planning Consents where necessary, especially for any additional structures, buildings or surfaces.

The Property is available for sale as a Whole or in up to 2 Lots - **Please refer to the Site Plan and Table below.**

Lot	Description	Area (acres)
1	Existing Bungalow with Planning Consent for replacement House, Consent for Agricultural. Building. Pasture.	13.71
2	Pasture land	14.25
	The Whole	27.96

CONSENTED AGRICULTURAL BUILDING: Agricultural Prior Notification was granted on 9th September 2020 (Reg: SDNP/20/03459/APNB) for the construction of a steel-portal framed agricultural building 60 ft by 40 ft (18.28 m x 12.19 m) as identified on the **Site Plan**. **See Agricultural Building Plans and Elevations later in these Particulars. More Details and copy of the Notification can be obtained from the Selling Agent's website.**

SERVICES: Mains electricity and water is connected to the bungalow. Drainage is provided via a septic tank currently serving the bungalow. Telephone connected.

PUBLIC RIGHTS OF WAY: There is an unmade Public Footpath immediately inside the northern boundary of the land as identified on the **Site Plan**. This is not well used and there is the potential to fence this route off and establish hedgerows for further screening. **See Selling Agent's Website for Definitive Plan Extract.**

EASEMENTS AND WAYLEAVES:

- Overhead Telephone and Low Voltage electricity lines currently serve the bungalow. These have the potential to be placed underground.
- An 11kv overhead electricity line passes over the pasture land.
- A Portsmouth Water pipe passes through the land to the west of the bungalow (5m Easement). Copy available from Selling Agent.
- A private water pipe serving a neighbouring property is laid immediately inside the western boundary (1m Easement). Plan available from Selling Agent.

PLANNING AND DEVELOPMENT: The Property is in the area where planning policy is administered by the South Downs National Park Local Plan and their current Local Plan shows the land to be 'countryside'. Park-wide policies will apply. See their contact details below.

The following Planning History for the Property has been recorded:

SDNP/19/04435/LDP - Consent dated 06/09/2019. Construction of porch to the front of the dwelling. **See more information via link.** [Planning Application Documents](#)

SDNP/20/03459/APNB - Consent dated 09/09/20. Erection of hay barn and agricultural machinery store. **See more information via link.** [Planning Application Documents](#)

SDNP/20/01649/LDP. Construction of an outbuilding incidental to the dwelling house (PD under Class E Part 1 Schedule 2 of the GPDO). See more information via link. [Planning Application Documents](#)

SDNP/19/05932/LDP. Construction of outbuilding to the rear of existing main dwelling. See more information via link. [Planning Application Documents](#)

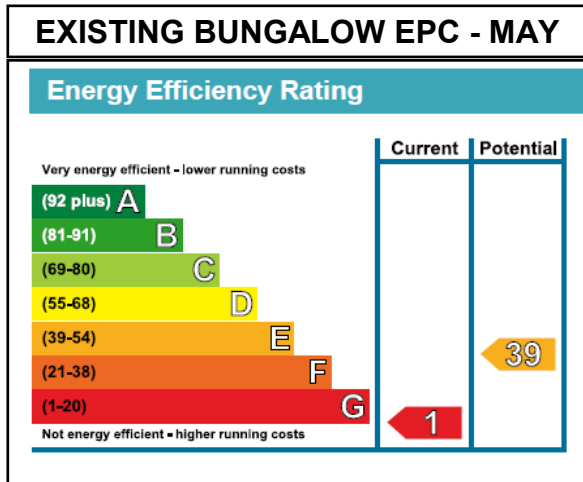
ENVIRONMENTAL DESIGNATIONS: The Property is within the South Downs National Park. We are not aware that any significant environmental designations affect the Property.



SOUTH DOWNS NATIONAL PARK AUTHORITY (SDNP): South Downs National Park, South Downs Centre, North Street, Midhurst, West Sussex GU29 9DH. Tel: 01730 814810. <https://www.southdowns.gov.uk/contact/>

LOCAL AUTHORITY: Winchester City Council, City Offices, Colebrook Street, Winchester SO23 9LJ. Tel: 01962 840222. <http://www.winchester.gov.uk/>.

SCHOOLS AND COLLEGES: There is a range of schools and colleges available locally and in the region, including established private opportunities.

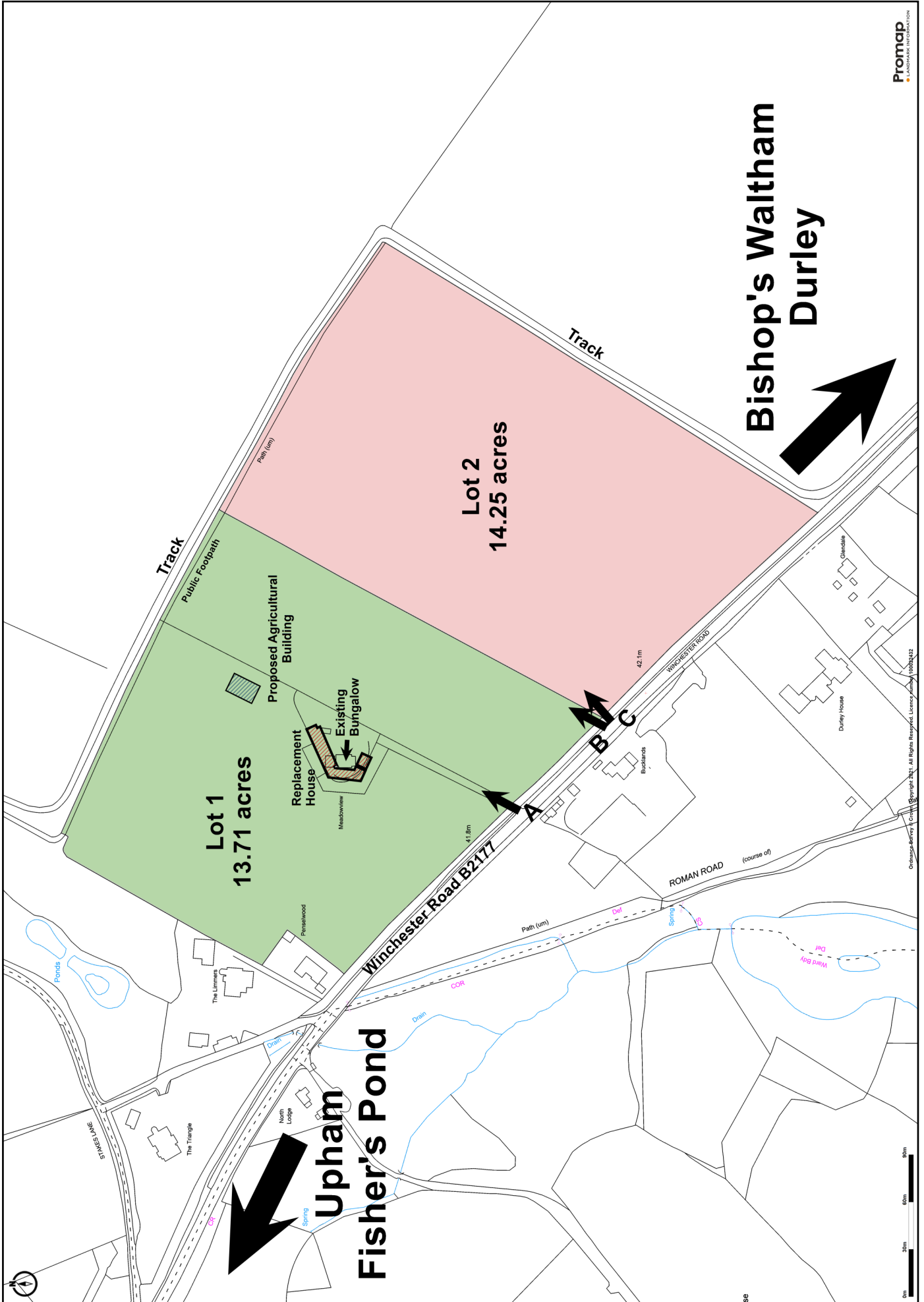


For Further Information Contact:

Nathan Broome
Tel: 01489 896977 **Mob:** 07393 211932
Email: nathan@gileswheeler-bennett.co.uk

Dominic Plumpton
Tel: 01489 896977 **Mob:** 07780 000201
Email: dominic@gileswheeler-bennett.co.uk

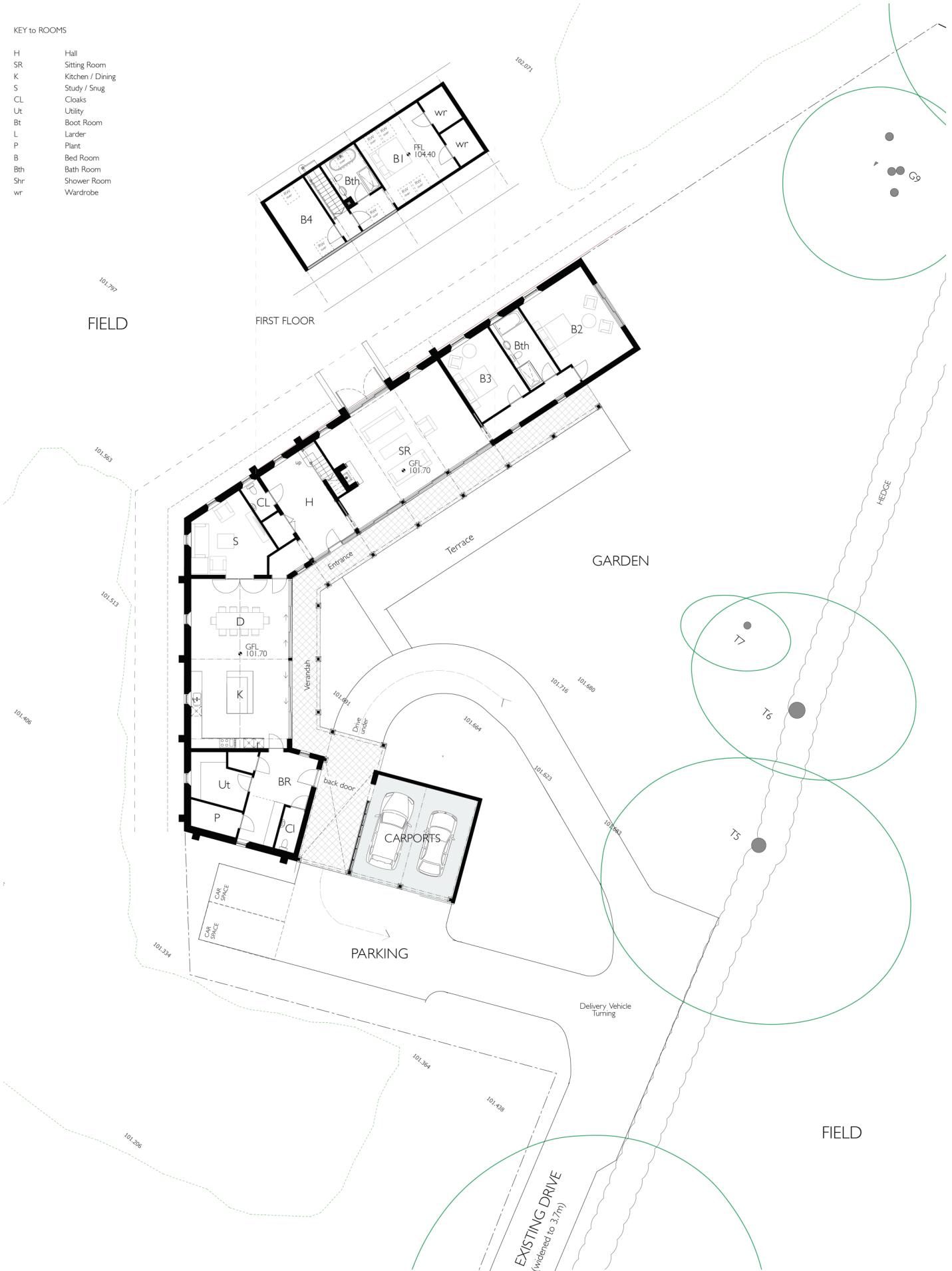
SITE PLAN



PROPOSED HOUSE FLOOR PLAN - APPROVED

KEY to ROOMS

- H Hall
- SR Sitting Room
- K Kitchen / Dining
- S Study / Snug
- CL Cloaks
- Ut Utility
- Bt Boot Room
- L Larder
- P Plant
- B Bed Room
- Bth Bath Room
- Shr Shower Room
- wr Wardrobe



FLOOR AREAS sq m
 Ground Floor 298
 Garages / Store 41
 © The drawing is copyright of Masser Architects LLP



REVISIONS
 SCALE (METRES)

PURPOSE OF ISSUE
 PLANNING

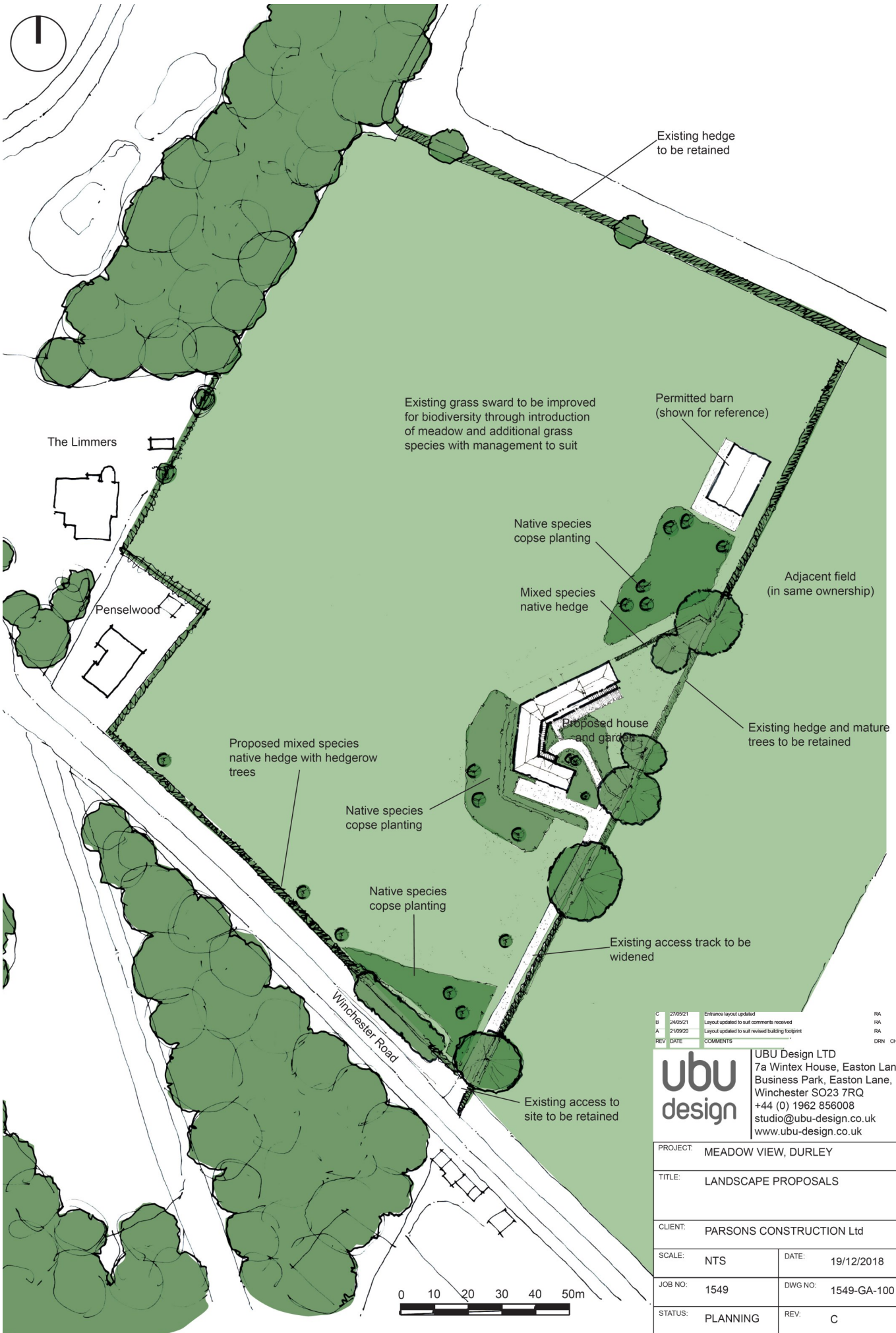
PROJECT TITLE
 MEADOW VIEW
 WINCHESTER RD, DURLEY SO32 2AJ
 DRAWING TITLE
 PROPOSED REPLACEMENT DWELLING
 FLOOR PLANS

ORIGINAL DATE
 08 / 2020
 ISSUE DATE
 05 / 2021
 SCALE
 1:200 @ A3
 1:100 @ A1

DRAWING NO
 866 /
 14
 REVISION A

This drawing may only be used for the purpose stated.

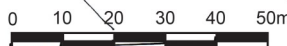
PROPOSED HOUSE SITE PLAN - APPROVED



C	27/05/21	Entrance layout updated	RA
B	24/05/21	Layout updated to suit comments received	RA
A	21/05/20	Layout updated to suit revised building footprint	RA
REV	DATE	COMMENTS	DRN CHK APP

ubu design
 UBU Design LTD
 7a Wintex House, Easton Lane
 Business Park, Easton Lane,
 Winchester SO23 7RQ
 +44 (0) 1962 856008
 studio@ubu-design.co.uk
 www.ubu-design.co.uk

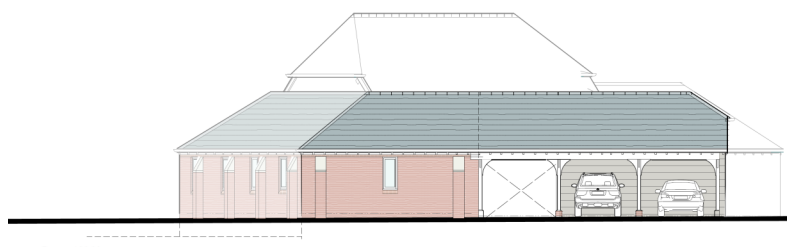
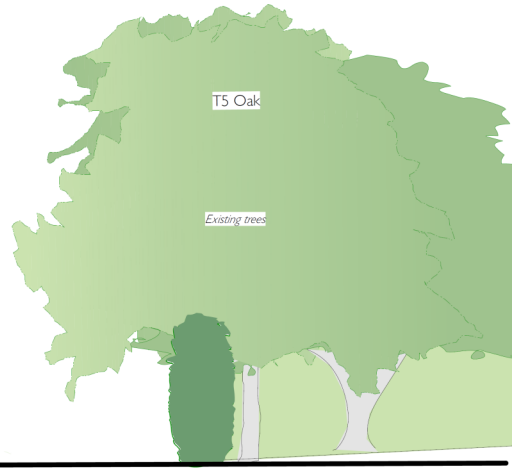
PROJECT:	MEADOW VIEW, DURLEY		
TITLE:	LANDSCAPE PROPOSALS		
CLIENT:	PARSONS CONSTRUCTION Ltd		
SCALE:	NTS	DATE:	19/12/2018
JOB NO:	1549	DWG NO:	1549-GA-100
STATUS:	PLANNING	REV:	C



PROPOSED HOUSE ELEVATIONS - APPROVED

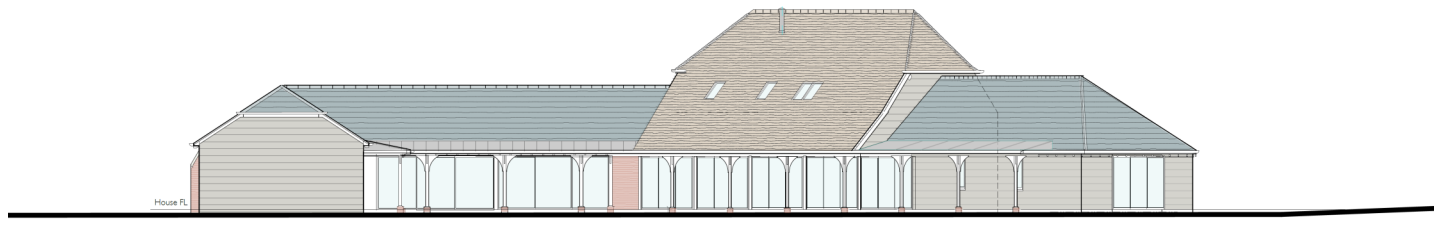
KEY TO MATERIALS

- Facing brick
Red Flag
Remain Bond
- Timber Boarding
Stained
Grey Brown
- Natural Slate
Blue Grey
- Clay Pan Tiles
Brown
- Zinc
standing seam
Grey
- Casement windows
& Glazed doors
Dark grey aluminum
- Conservation roof window
alu clad, flush flashing



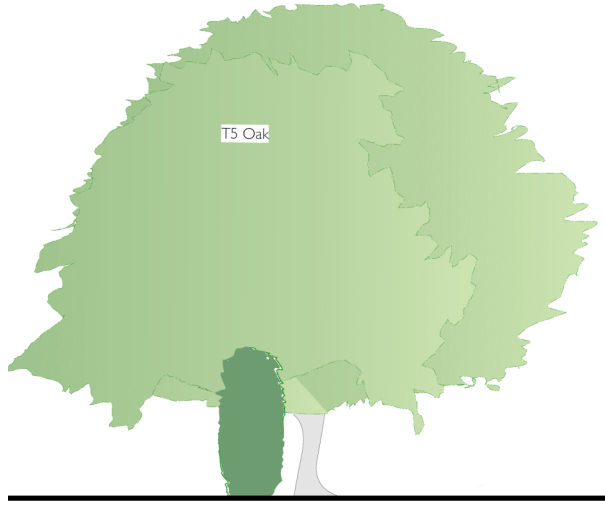
Datum 100.00

1. SOUTH ELEVATION



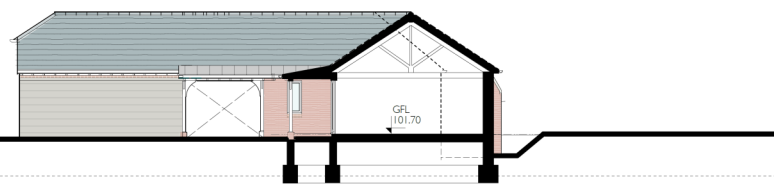
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2. SOUTH WEST ELEVATION

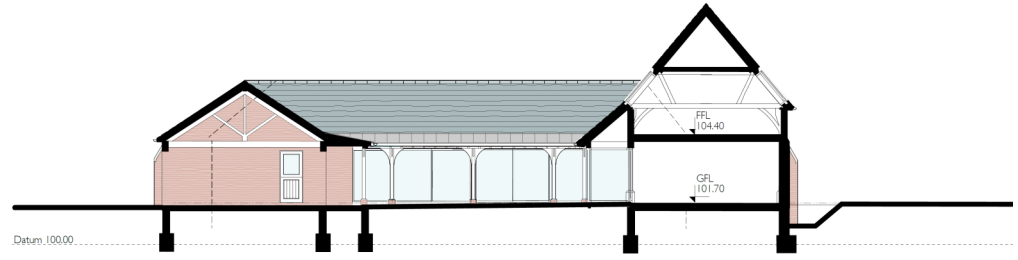
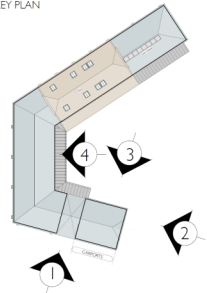


Datum 100.00

3. NORTH WEST ELEVATION



KEY PLAN



Datum 100.00

4. WEST ELEVATION



REVISIONS

SCALE (METRES)

PURPOSE OF ISSUE
PLANNING

This drawing may only be used for the purpose stated.

PROJECT TITLE
MEADOW VIEW
WINCHESTER RD, DURLEY SO32 2AJ

DRAWING TITLE
PROPOSED REPLACEMENT DWELLING
ELEVATIONS 1 of 2

ORIGINAL DATE
08 / 2020

ISSUE DATE
05 / 2021

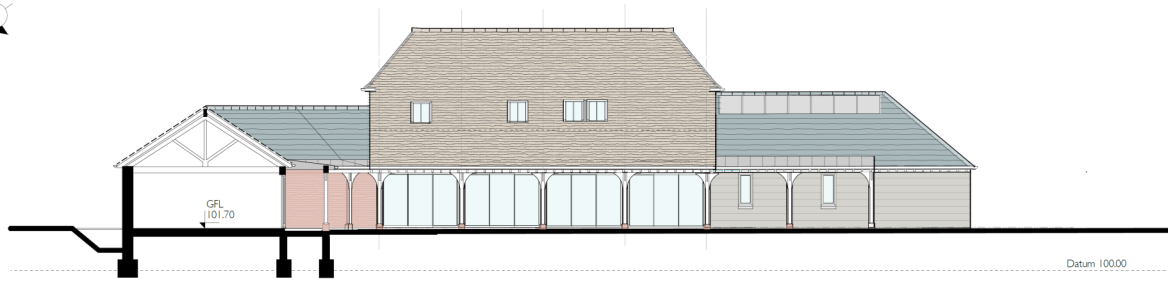
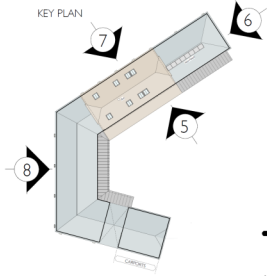
SCALE
1:200 @ A3
1:100 @ A1

DRAWING NO
866 /

16

REVISION
A

PROPOSED HOUSE ELEVATIONS - APPROVED



5. SOUTH WEST ELEVATION



KEY TO MATERIALS

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6. NORTH WEST ELEVATION



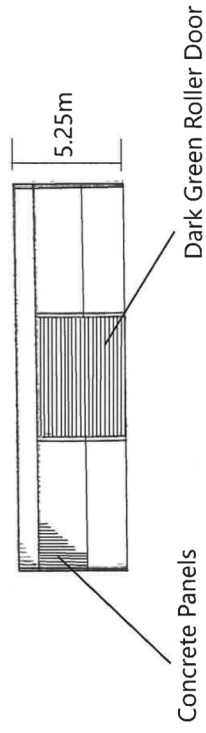
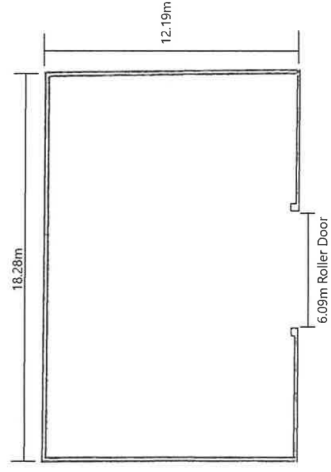
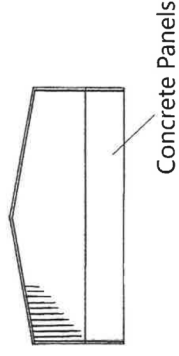
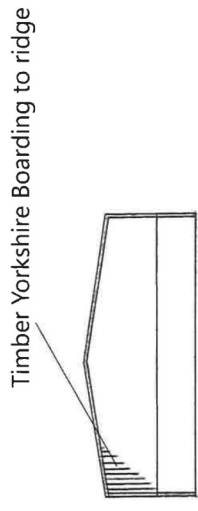
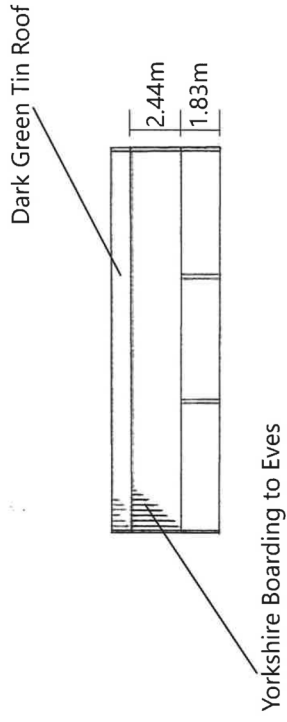
7. NORTH EAST ELEVATION



8. EAST ELEVATION



PROPOSED AGRICULTURAL BUILDING

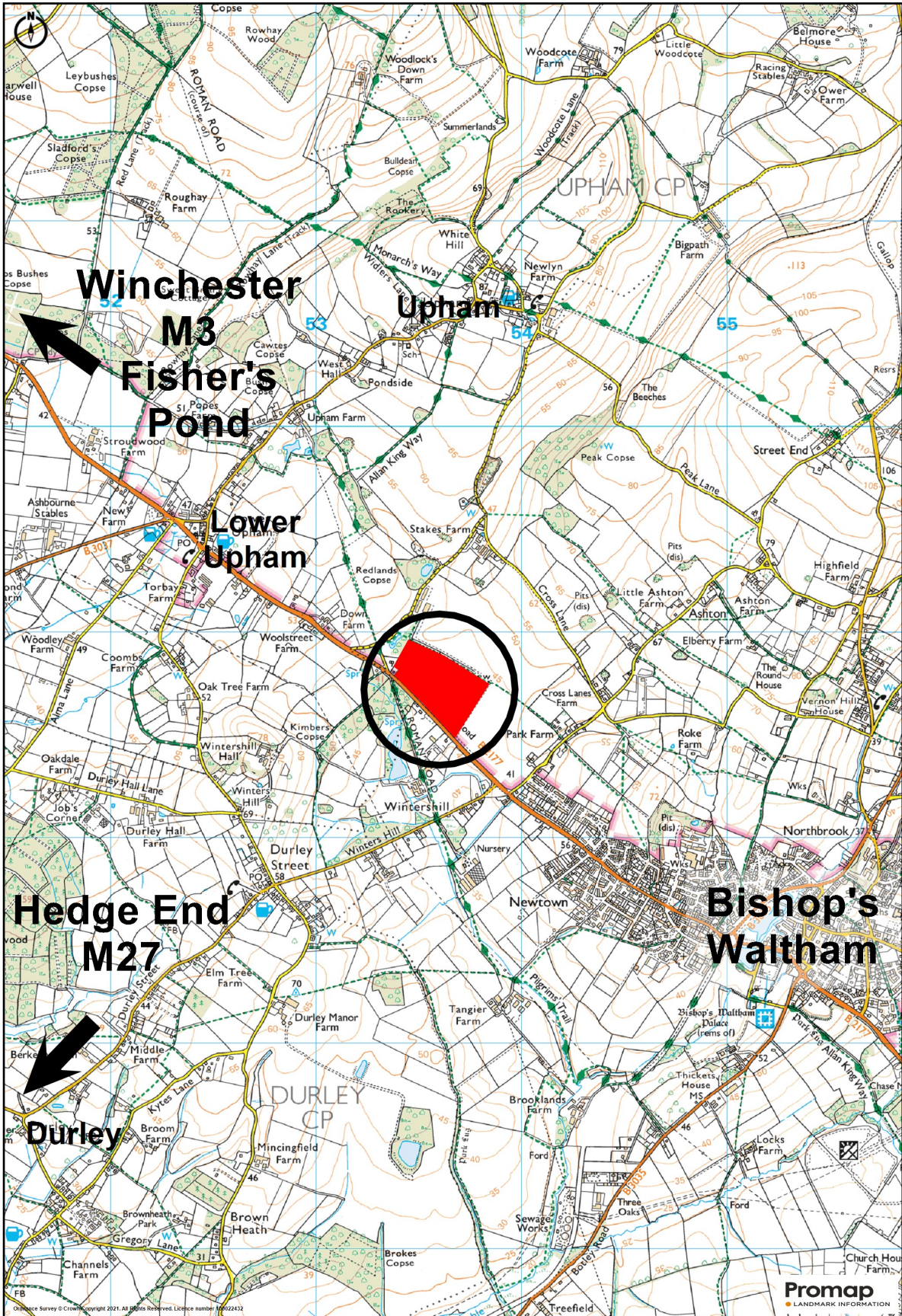


Drawing Number : DWG01MV
Scale 1:200 - A3





LOCATION PLAN



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

IMPORTANT NOTICE

1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars may be relied upon as a statement of representation or fact. Giles Wheeler-Bennett Ltd has no authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents or the seller.
2. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer.
4. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated.
5. These particulars do not form part of any offer or contract.